

MAIN FLOOR NORTHEAST OFFICE SPACE

// 747 SF

FOR LEASE

1331 - 44 Avenue NE, Unit 70, Calgary, AB



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# PROPERTY HIGHLIGHTS

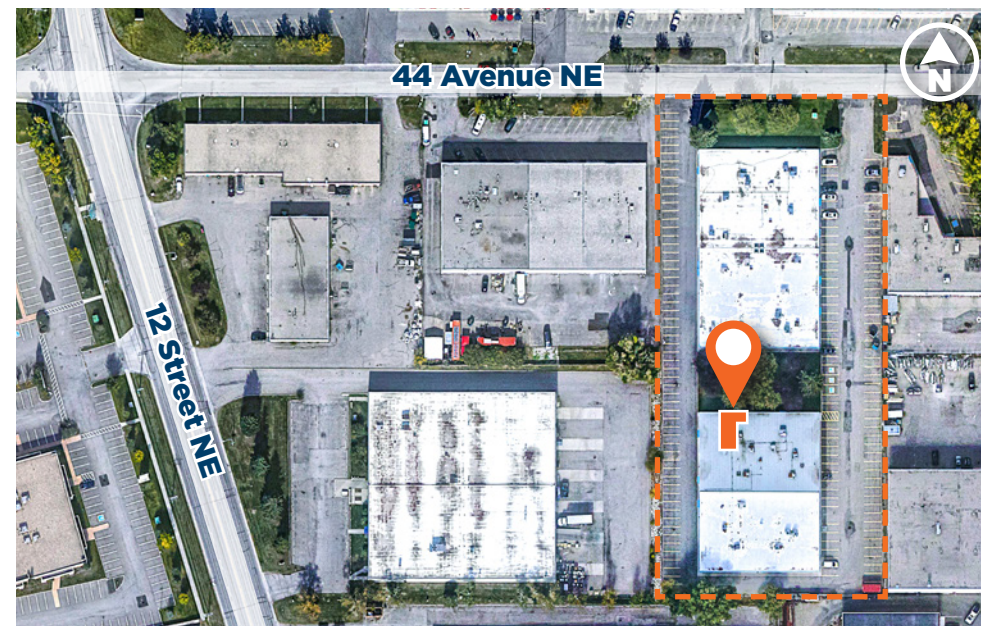


- Rare small main floor office space at McCall Industrial Park
- Office layout consists of front reception area, open area, one private office, and kitchenette
- Common men's and women's washroom
- Green space and picnic tables facing front of unit
- Ample free surface scramble parking
- Common patio area in building complex
- Utilities included in operating costs
- Nearby to several restaurants, cafes, breweries, and a short drive to Deerfoot City Mall
- Bus transportation on 12 Street NE, including bus routes #32 and #69
- Close proximity to 12 Street NE, McKnight Boulevard and Deerfoot Trail NE

**FOR LEASE** | 1331 - 44 Avenue NE, Unit 70

## PROPERTY OVERVIEW

<b>Address:</b>	1323 - 44 Avenue NE, Unit 70 Calgary, AB
<b>District:</b>	McCall Industrial
<b>Zoning:</b>	I-G (Industrial General)
<b>Total Square Footage:</b>	747 SF
<b>Parking:</b>	Common parking
<b>Operating Costs (2024):</b>	\$9.57 PSF *Utilities included
<b>Lease Rate:</b>	\$12.00 PSF
<b>Availability:</b>	Immediate





# PROPERTY PICTURES // 1331 - 44 Avenue NE, Unit 70



## Property Features:

- Front reception
- One private office
- Open concept
- Kitchenette
- Common washrooms in building complex
- Green space and picnic area front of unit





# LOCATION

Located in Northeast Calgary, McCall Industrial district, with convenient access to major thoroughfares such as 12 Street NE, McKnight Boulevard NE, and Deerfoot Trail NE.

Abundance of amenities in the area; various of restaurants, cafes, retail shops, and hotels. Walking distance to bus routes on 12 Street NE.



## Drive Times:

McKnight Boulevard NE: **1 minute**

Deerfoot Trail NE: **2 minutes**

Calgary Airport: **10 minutes**

Downtown Calgary **10 minutes**

## Nearby Amenities

Easy accessibility & close proximity to:



Close proximity to McKnight Boulevard and Deerfoot Trail NE

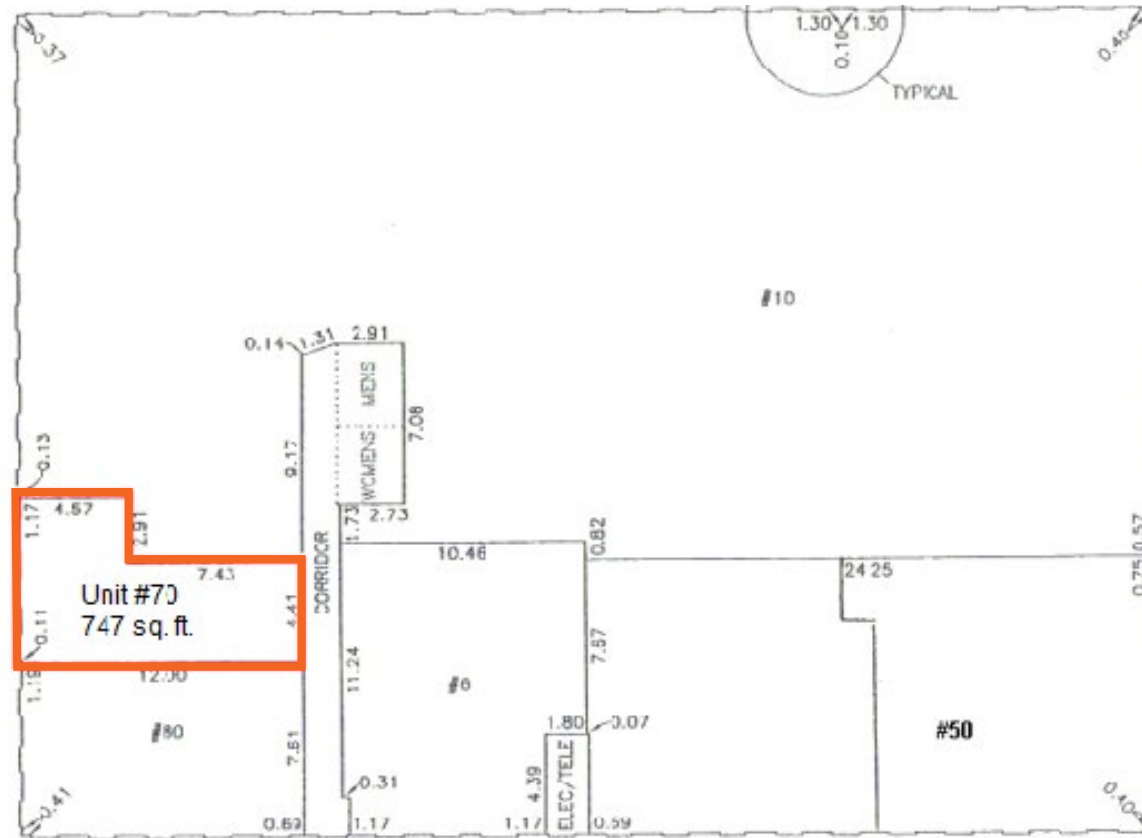


Bus Routes on 12 Street NE



Ample of restaurants & fast food

# SITE PLAN



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